

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for **Wednesday**, November 4, 2009 at **5:30 p.m.** in the **Council Chambers of City Hall at 280 Grove St.**, Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Annual Reorganization
5. Swear in staff
6. Correspondence
7. Old Business:
8. New Business

9. Land Development Ordinance amendments: fees.

10. Review and discussion of proposed amendments to the R-1 Zone to permit Community Centers as a conditional use. Formal action may be taken.

11. Review and discussion of a proposed resolution of the Municipal Council to designate Block 792, Lot 242 as "an area in need of rehabilitation". Formal action may be taken.

12. Review and discussion of the proposed Cambridge and North Redevelopment Plan. Formal action may be taken.

13. Case: P09-037 Minor Site Plan
Applicant: T-Mobile Northeast, LLC
Attorney: Richard Schkolnick
Review Planner: Jeffrey Wenger
Address: 207-209 MLK Drive
Block: 1316 Lot: 53
Zone: MLK Drive Redevelopment Plan Area
Description: Cellular phone antennas
Carried from September 22 and October 6, 2009 meetings.

14. Case: P09-045 Preliminary & Final Major Site Plan
Applicant: 30 Montgomery Street LLC
Attorney: Ronald Shaljian
Review Planner: Jeffrey Wenger
Address: 30 Montgomery Street
Block: 8 Lot: C.2
Zone: Paulus Hook Redevelopment Plan Area
Description: New storefront and signage.

15. Case: P09-020 Preliminary & Final Major Site Plan with "c" variances
Applicant: Peter Smith
Attorney: pro se
Review Planner: Kristin Russell
Address: 103 Garfield Ave.
Block: 1409 Lot: B.24
Zone: R-1 one- and two-family residential
Description: Addition to existing residential building, increasing from a one- to a two-family home. Construction commenced without planning approval and applicant is now before the Board for a partially-started project.
Variances: ceiling heights

16. Case: P09-028 Minor Subdivision
Applicant: St. Peter's College
Attorney: Ron Shaljian
Review Planner: Kristin Russell
Address: 2641 Kennedy Blvd.
Block: 1833 Lot: 70, 71, 72
Zone: U - University
Description: Subdivision of three existing lots into four new conforming lots

17.

Case:

Applicant:

Attorney:

Review Planner:

Address:

Block:

Zone:

Description:

P09-011

Final Major Site Plan

AHM Housing Assoc., LLC by Pennrose GP, LLC for JCHA

Elnardo Webster

Kristin Russell

324-328 Duncan Avenue

1651

Lot: 6

R-3 Multi-Family Mid Rise

Preliminary site plan approval granted on March 24, 2009 for 60 residential units (49 affordable) with on-site parking.
18.

Case:

Applicant:

Attorney:

Review Planner:

Address:

Block:

Zone:

Description:

Variances:

P09-012

Final Major Site Plan with “c” variance

AHM Housing Assoc., LLC by Pennrose GP, LLC for JCHA

Elnardo Webster

Kristin Russell

320 Duncan Avenue

1651

Lot: 6

R-3 Multi-Family Mid Rise

Preliminary site plan approval granted on March 24, 2009 for 56 residential units (53 affordable) with on-site parking. Changes include a modified yard setback on buildings J and K.

front yard setback (building K)
19.

Case:

Applicant:

Attorney:

Review Planner:

Address:

Block:

Zone:

Description:

P06-101.1

Final Major Site Plan, Phase I (Building and up-land)

Second Street Waterfront Urban Renewal, LLC

Charles J. Harrington, III, Esq.

Maryann Bucci-Carter, PP, AICP

2 Second Street

Block 15

Lot: 32

Hudson Exchange Redevelopment Plan

Phase I As-built Site Plan for the building and up-land portion of the project. The building contains 269 DU, 5,725 sq.ft. of retail and 275 parking spaces and Hudson River Waterfront Walkway. The outdoor Marina facility on Lot 30 is part of Phase II.
20.

Case:

Applicant:

Attorney:

Review Planner:

Address:

Block:

Zone:

Description:

Deviations:

P06-094.2

Preliminary Major Site Plan Amendment with Deviations

Grant Avenue 319, LLC

Paul Gauer

Kristin Russell

319-321 Grant Ave.

1297.5

Lot: 66, 67, 68, 69.a

West Side Redevelopment Plan Area

Original approval was granted on January 9, 2007 and amended on June 24, 2009. Revisions include the loss of one additional parking space due to reconfigurations required by the Building Department.

Parking

Carried to December 1, 2009
21.

Certification of Artists as recommended by the Jersey City Artist Certification Board
22.

Memorialization of Resolutions
23.

Executive Session, as needed, to discuss litigation, personnel or other matters
24.

Adjournment

MICHAEL A. RYAN, CHAIRMAN, PLANNING BOARD